



**LEAGUE OF WOMEN VOTERS  
of the Los Altos-Mountain View Area**

June 4, 2018

Chair Heymeyer and Members of the Environmental Planning Commission  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Re: EPC Meeting June 6, Agenda Item 5.1 – Public Hearing re 2580 and 2590 California Street  
and 201 San Antonio Circle

Dear Chair Hehmeyer and Members of the EPC:

The LWV supports affordable housing for all Californians. We also support actions that cope with the jobs/housing imbalance, as well as actions that reduce greenhouse gas emissions. For these reasons, we are pleased to see that 632 new units of rental housing are being proposed in an area near transit and near jobs.

However, we are disappointed that Greystar plans to pay Rental Housing Impact Fees for this development rather than building the below-market rate units (BMRs) on site. We understand that the RHIF will help to build affordable housing elsewhere later. However, as we have stated before, we believe that including the BMRs on site has been shown to be a socioeconomic and political success throughout California. Inclusionary zoning also typically means that the affordable units are built sooner, as it often takes a long time, especially in this tight market, for a nonprofit to find suitable land for building an all-affordable project.

For these reasons, we urge the City to require that Greystar build BMRs on site. This requirement could perhaps be based upon the discretionary act of allowing the use of publicly accessible open space to be included as part of the project's residential common open space requirement. We also hope that the number of BMRs required will be equivalent at least to the 10% BMR requirement of the City's ordinance before the Palmer case. We would, of course, be delighted to see 15% of the 632 units be built as BMRs per the Council's recent decision to increase the percentage.

Donna Yobs  
Co-Chair, Housing Committee  
LWV of the Los Altos/Mountain View Area

cc. Mariya Hodge  
Randy Tsuda  
Dan Rich

Stephanie Williams  
Wayne Chen